



उत्तर प्रदेश UTTAR PRADESH

ER 145039

AFFIDAVIT CUM DECLARATION

I, PRTAP SINGH RATHI S/o Mr. DHIRAJ SINGH RATHI, Authorised signatory of ACE INFRACITY DEVELOPERS PRIVATE LIMITED (Pan AAKCA8693E) (CIN:-U70102UP2012PTC 052254), a company incorporated under the Companies Act 1956, having its registered office at Plot No. 01/B, Sector-126, Gautam Budh Nagar, Noida-201303, UP, (hereinafter referred to as "Promoter") do hereby solemnly swear, declare, undertake and state as under:

1. That I am the Authorised signatory of the Promoter and are duly competent and authorised to depose the present affidavit.
2. That the Promoter is developing a residential group housing complex no Plot SC-02/F, Sector 150, Noida, State-Uttar Pradesh measuring 58,064sqm in phase wise manner and is presently registering Phase 1 known as "Godrej Palm Retreat- 1" measuring 33,500 sqm comprising of 430 Units along with 21 commercial units along with amenities, facilities, services etc. and such other developments as may be permitted "Phase-1 Project")
3. That the Promoter has a legal title over the land on which the development of the Phase -1 Project is proposed.
4. That the said land is free from all encumbrances.
5. That the time period within which the Phase -1 Project shall be completed by the Promoter is 4<sup>th</sup> December, 2024.

That 70% (seventy per cent) of the amounts realized by the Promoter for the Phase -1 Project from the allottees, from time to time, shall be deposited, in a separate account to be maintained in a scheduled bank to cover the cost of

For ACE Infracity Developers Pvt. Ltd.



Authorised Signatory

construction and the land cost and the said amount shall be used only for that purpose.

7. That the amounts from the separate account, to cover the cost of the Phase -1 Project, shall be withdrawn in proportion to the percentage of completion of the Project.
8. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a practicing chartered accountant, that the withdrawal is in proportion to the percentage of completion of the Project.
9. That the Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
10. That the Promoter shall take all the pending approvals on time, from the competent authorities.
11. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


For ACE Infracity Developers Pvt. Ltd.

  
Authorised Signatory  
Deponent

#### VERIFICATION

Verified at Noida thaton this 23 day of May, 2019, that the contents of the present Affidavit cum Declaration are true and correct to the best of our knowledge and the records maintained by the Promoter and nothing material has been concealed therefrom.

For ACE Infracity Developers Pvt. Ltd.

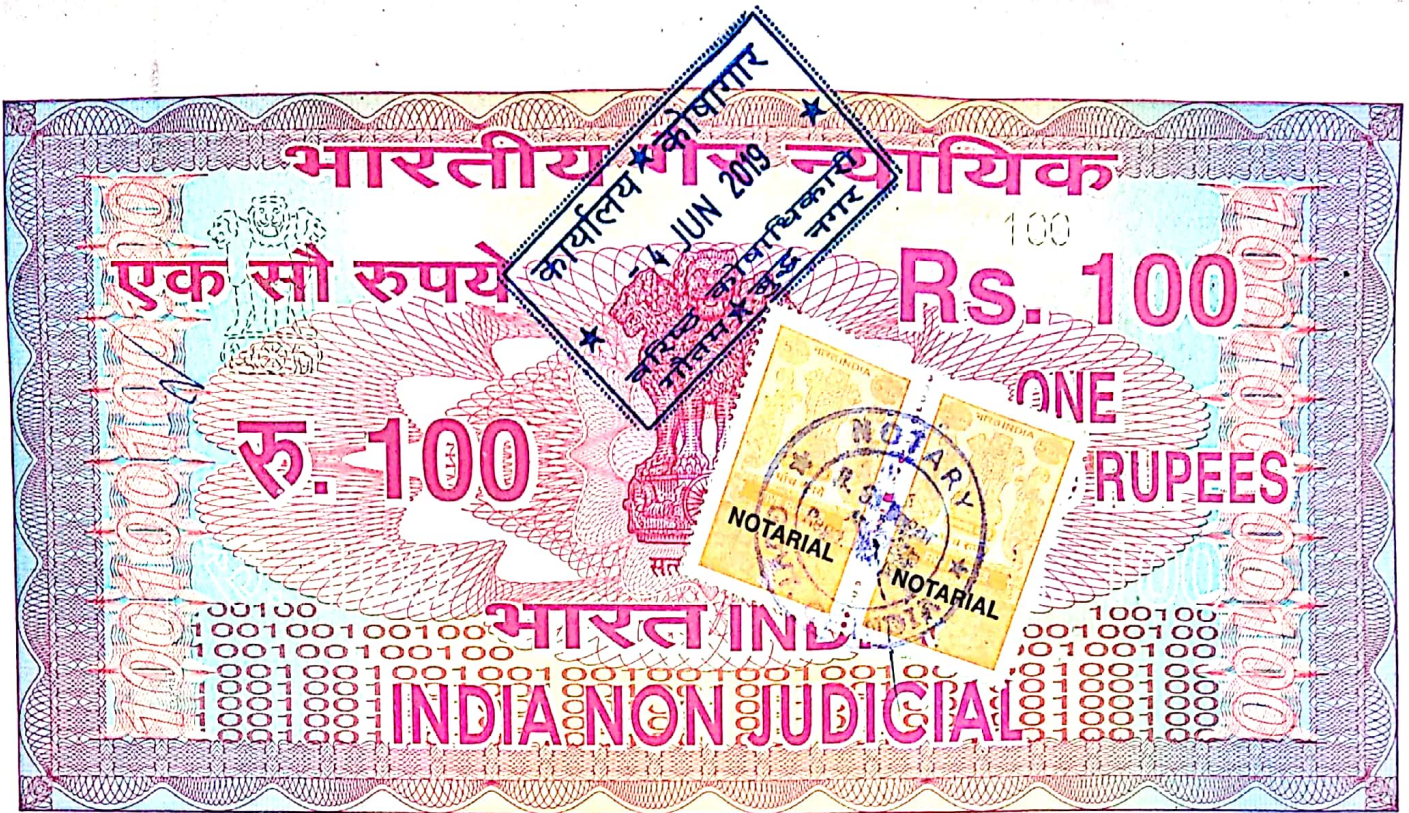
  
Authorised Signatory

Deponent



**ATTESTED**  
**M.V. SINGH**  
ADVOCATE NOTARY  
NOIDA, G.B. NAGAR, U.P.

23 MAY 2019



उत्तर प्रदेश UTTAR PRADESH

EY 220456

**AFFIDAVIT**

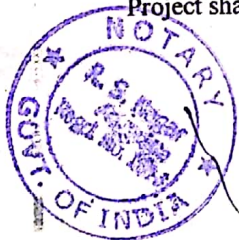
I, Jagdeep Singh Gill, s/o Late Gurcharan Singh, authorised signatory of Ace Infracity Developers Private Limited, a company registered under the provisions of the Companies Act, 1956 and having its office at Plot No. 01B, Sector-126, Gautam Budh Nagar, Noida-201303, Uttar Pradesh (hereinafter referred to as "Promoter") do hereby solemnly declare and confirm and state as under:

1. That the Promoter is desirous of developing a project known as "Godrej Palm Retreat 1" ("Project"), at Plot no. SC-02/F, Sector 150, Noida, Uttar Pradesh ("Plot");
2. That the Building Plans for the Plot were approved on 08.03.2016 vide Memo No. Noida/MU.VA.NI/2016/IV- 1485/877 ("Original Building Plan");
3. Thereafter the Original Building Plans were revised vide Memo No. Noida/MU.VA.NI/2019/IV-1485/1121 on 15.05.2019 ("Revised Building Plan");
4. That no construction has taken place as per the Original Building Plans;
5. That no project had been launched or advertised pursuant to the Original Building Plan and the Project shall be developed as per the Revised Building Plan.

For ACE Infracity Developers Pvt. Ltd.

Auth. Signatory

Deponent



**VERIFICATION**

Verified at Noida that on this 06<sup>th</sup> day of June, 2019, that the contents of the present Affidavit are true and correct to the best of our knowledge and the records maintained by the Promoter and nothing material has been concealed therefrom.

For ACE Infracity Developers Pvt. Ltd.

Auth. Signatory

Deponent

**ATTESTED**  
R.S. GILL  
Notary Public Noida  
Gautam Budh Nagar (U.P.)

6 JUN 2019